



TELUS LIVING

RESIDENTIAL DEVELOPMENT

1 4 7 8 0 N O R T H B L U F F R O A D
P R E - A P P L I C A T I O N P A C K A G E
2 0 2 3 - 0 6 - 2 9 W H I T E R O C K , B . C .





REZONING INTENT AND DESIGN RATIONALE

The proposed residential housing development is located on the corner property of 14780 North Bluff Road at the intersection with Oxford Street incorporating 100 rental apartment homes near the Town Centre, Centennial Park, Southmere Village Park and across the street from Evergreen Community.

The use and built form of the development aligns with the vision presented in White Rock's Official Community Plan by proactively addressing current issues of growth management and housing needs of the community. It will build upon this great community's spirit and potential.

PROJECT DESCRIPTION

The subject site is home to existing TELUS communication network infrastructure. This proposal is to downsize the infrastructure and integrate 100 units of purpose-built market rental housing for workforce, middle-income families and down-sizers living in Whiterock.

The intention is that this residential building will be designed to integrate into the existing site context of traditional homes and West Coast Modern architecture. Nestled into the site and stepping into the sloping topography, it will feel naturally suited.

The building mass follows the street grid by forming a south westerly L shape in plan and is comfortably setback from the street for ample landscaping opportunities. Ground floor homes facing both streets will have individual front doors and private patios to create a residential street-scape character.

The L shaped plan allows for an open backyard court for outdoor amenity space. Residents will be able to garden, relax or gather for social interaction. It will have plenty of sunlight and open to views to the south with Boundary and Semiahmoo Bays.

The proposed massing of the building aligns with the White Rock Community's vision to allow up to six-storey buildings for low rise rental housing. The Town Centre Transition Area will need to be amended to include this site.

It is envisioned that the design would include exterior materials like brick, natural wood colour, and a mix of horizontal and vertical siding. The building will rest on a strong plinths of brick that ground the base of the building to the site, while the upper levels feature a mixture of lighter colour siding that lets the top levels blend into the sky.

The intent is to create a building with West Coast contemporary expression reflected in various design elements. The building would utilize simple geometric shapes with a strong lineal overhang to express a contemporary architecture while also protecting exterior walls from inclement weather. Materials will reflect the West Coast style with wood-like feature materials and heavy timber entry structures.

The main entrance for the apartment building is located on Oxford Street for convenient level access and for the desirable residential aspect of this street. The entry will be a feature to maintain the residential character of the neighbourhood.

This building is proposed to include an indoor amenity space, adjacent to the entrance lobby and opens up to the west backyard court for direct access to the outdoor amenity.

Two levels of parking are provided under the apartment building with access from the lowest point of the site, off the quieter Vine Avenue. Secure bicycle storage will be located in the parking level in the storage areas. It is expected that vehicle use may be reduced by the proximity to the transit routes and walkable amenities.

The main building entry will be welcoming and provide direction from the street. Landscape elements of the streetscape will consist of planted areas for privacy and visual appeal with a row to street trees blend into the existing neighbourhood.

The project represents compact, energy efficient housing on a transit route close to jobs, schools, and parks. It will provide a step forward in energy efficiency and carbon footprint reduction.



Multi Family Housing Project
14780 North Bluff Road
City of White Rock, BC
Project Data and Zoning Analysis

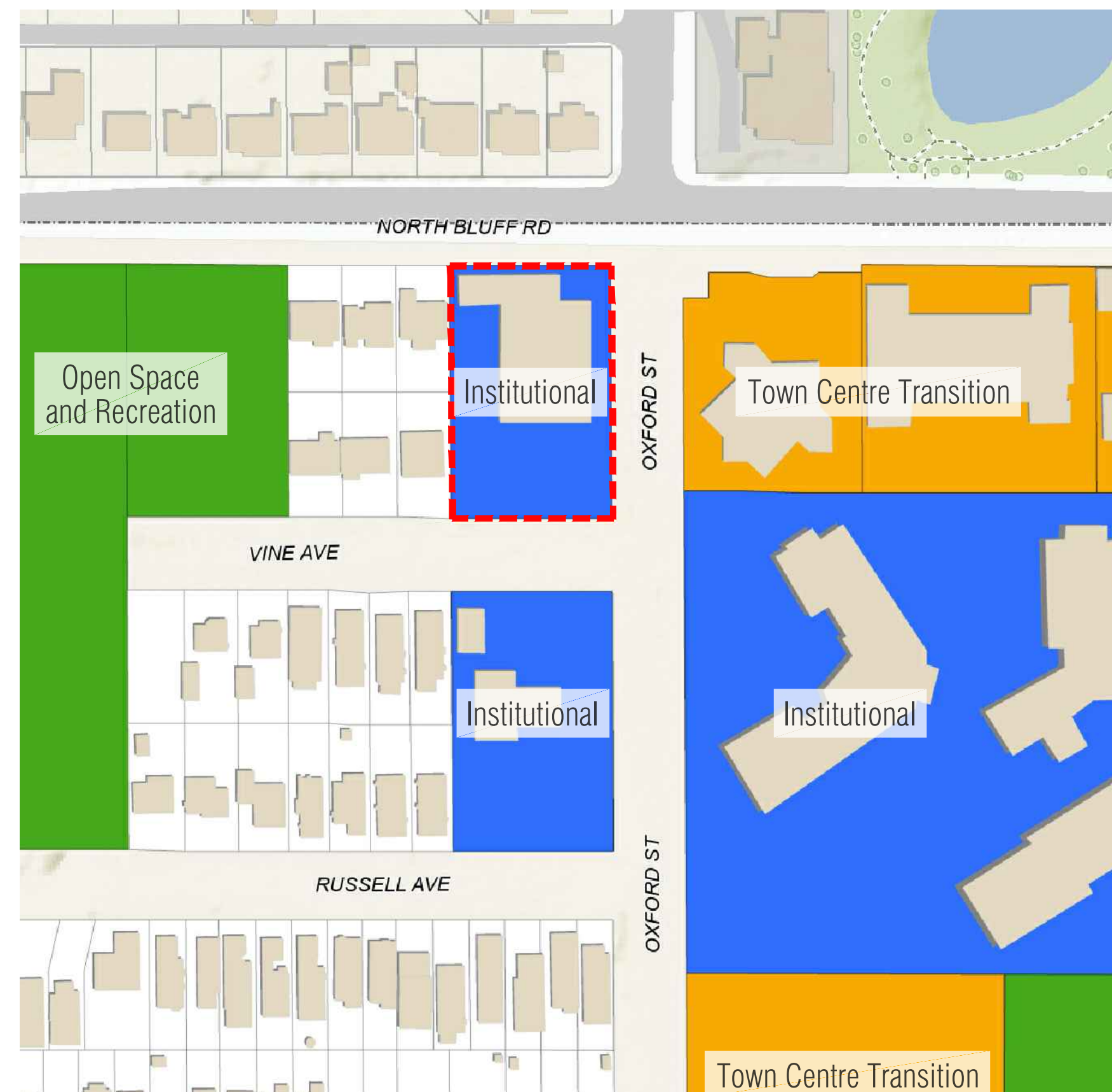
updated May 4, 2023

from September, 2021 version of Bylaw No. 2000

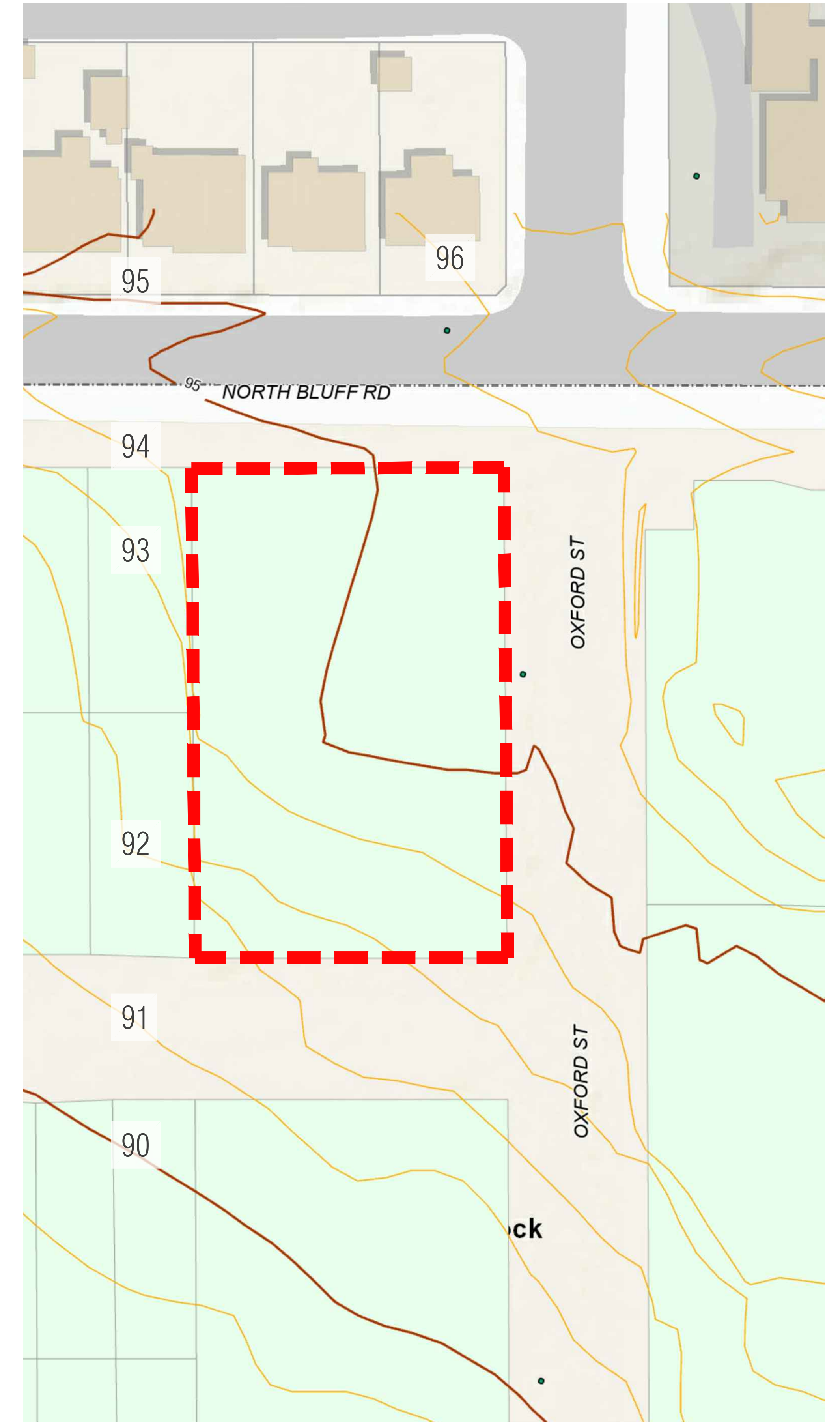
Zoning Criteria	Proposed:	Comparison to RM-3 Zone	
6.1.4.1 Permitted Uses: Multi-Unit Residential Use - In one or more principal buildings & either accessory			
6.1.4.2 Lot Size: Minimum Lot Width Minimum Lot Depth Minimum Lot Area	149.6 ft 233.25 ft 34,944 sf	18.0 meters 30.5 meters 742.0 m ²	59.05 feet 100.06 feet 7986.63 sf
6.1.4.3 Lot Coverage: Maximum Lot Coverage per Fee-Simple Lot	approx.60%		45%
6.1.4.4 Density: Allowable number of dwelling units shall be based on Lot area: 1 Dwelling unit per 44.4m ² (478.4sf) of Lot Area up to a maximum of 90 units per 0.4 ha (1.0ac) And a Maximum Residential Floor Area of 2.0 the Lot Area Bonus Density: Increase in Maximum Residential Floor Area where common recreational facilities are provided within principal building for the exclusive use of the occupants Increase in Maximum Residential Floor Area where storage and laundry facilities are provided within each of the individual dwelling units	100 units 84,181 sf 2.45 FSR	44.4 m ² /unit 34,944 sf Lot Area = 2.0 FSR	478.4 sf/unit 73.0 units 69,888 sf 37.0 m ² Total 60.28 sf/unit
6.1.4.5 Building Heights: Principal Buildings shall not exceed a height of	25 m	23.0 m	75.64 ft
6.1.4.6 Setbacks & Step-backs: Front Lot line Rear Lot Line (not abutting a lane) Rear Lot Line (abutting a lane) Interior Side Lot Line (not abutting a lane) Interior Side Lot Line (abutting a lane) Exterior Side Lot Line	6.0 meters 6.0 meters 6.0 meters 6.0 meters 6.0 meters	Principal Building 6.0 meters 6.0 meters 6.0 meters 6.0 meters 6.0 meters	19.7 feet 19.7 feet 19.7 feet 19.7 feet 19.7 feet
4.1.4.1 Off-Street Parking Requirements Apartment Residential Use	1.2 cars per unit Proposed 120 stalls total	1.2 spaces/dwelling unit 0.30 visitor spaces/dwelling unit	
4.1.3.3 Reduction in Required Parking The minimum required on-site parking may be reduced by up to 10% where -transportation demand management measures, including the use of car co-operatives, or car-share programs, are provided, and -the reduction in minimum on-site parking requirements is substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval by the City; and -the proponents offer and enter into a covenant to require continuation of the transportation demand management measure.			
4.1.6.3 Bicycle Parking Apartment, Townhouse Use	Required 100 stalls Provided 100 stalls Complies	Class 1 (Long-Term Secured) 1 space/dwelling unit	



Current Zoning Map



Zoning shown on the OCP Context Map



Project Topography Map



1



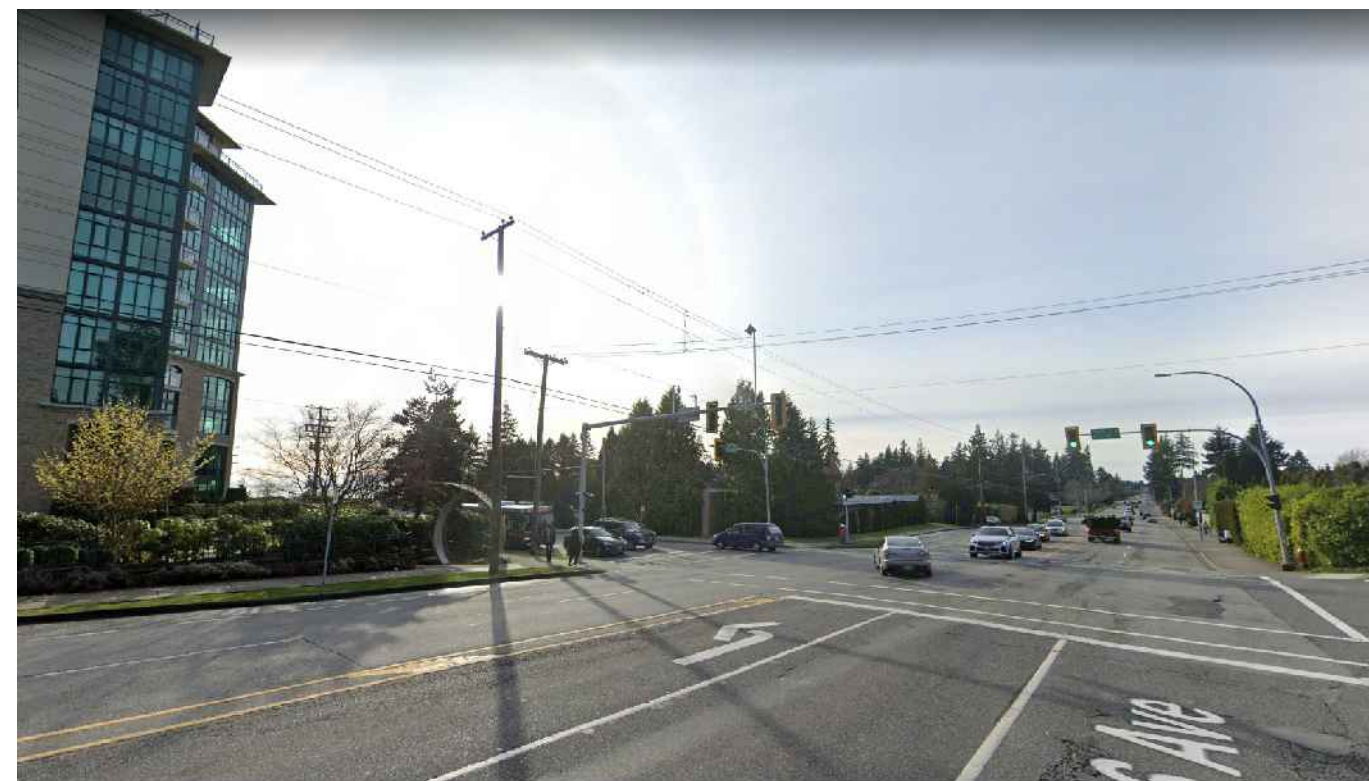
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Project Details:

AREA SUMMARY SHEET - 6 STOREY - PRELIMINARY

May 05 2023

Project Address: 14780 North Bluff Road, Whiterock, BC
 Consultant: RLA Architects Inc

ZONING SUMMARY	FAR	Total (SF)
Gross Site Area		34,944 SF
Residential Gross Buildable	2.45	85,571 SF
TELUS Bunker (Gross Buildable)	0.15	5,400 SF
Gross Buildable Area (excl parkade)	2.60	90,971 SF
Net Residential Area		74,881 SF

BUILDING SUMMARY

RESIDENTIAL UNITS	Mix %	Units	Ratio	Cars	Unit Area (SF)	Saleable (SF)
S1 - Studio	13.0%	13	1.20	15.6	468 sf	6,084 sf
A1 - 1 Bedroom	19.0%	19	1.20	22.8	575 sf	10,925 sf
B1 - 1 Bedroom + Den	30.0%	12	1.20	14.4	697 sf	8,364 sf
B2 - 1 Bedroom + Den		12	1.20	14.4	766 sf	9,192 sf
B3 - 1 Bedroom + Den		5	1.20	6.0	747 sf	3,735 sf
B4 - 1 Bedroom + Den		1	1.20	1.2	677 sf	677 sf
C1 - 2 Bedroom	38.0%	4	1.20	4.8	869 sf	3,476 sf
C2 - 2 Bedroom Elev.		5	1.20	6.0	870 sf	4,350 sf
C3 - 2 Bedroom + Den		17	1.20	20.4	966 sf	16,422 sf
C4 - 2 Bedroom Corner		12	1.20	14.4	956 sf	11,472 sf
	100.0%	100		120.0		74,881 sf

Common & Circulation Area (including Lobby)	9,300 SF
Amenity Area	1,390 SF
Subtotal	10,690 SF

RESIDENTIAL SUMMARY

Gross Buildable Area (SF)	85,571 SF
Net Residential Efficiency	87.5% Efficiency
Total Number of Floors of Residential	6 floors

TELUS

TELUS Network Facility	5,400 sf	5,400 SF
Gross Buildable Area (SF)		5,400 SF
Total Number of Floors in Network Facility		3 floors

PARKADE REQUIREMENTS

	Required	Provided
Stalls - Residential	1.2 spaces per unit	120 cars
Stalls - TELUS Network Facility	as req	2 cars
Total	122 Stalls	122 Stalls Provided
Stalls On Surface		2 cars
Stalls Underground		120 cars

Bicycle Storage

1 bikes per unit	100 Bikes
Storage Lockers	TBD Lockers

Total Parking Gross Area (including storage, and service)	49,412 SF
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Definitions

FSR (Floor Space Ratio): FSR is measured as per White Rock bylaw conventions. Excluded Amenity space from FSR (TBD)

Net Saleable/Rentable Area: Area is measured from corridor side of corridor wall, centreline of core and party walls and from the exterior face of the exterior sheathing or concrete at

Common Area, Amenities & Circulation: All above grade common areas and circulation areas are measured the same as Net saleable

Gross Buildable Area: All areas up to exterior face of sheathing at exterior wall or concrete wall, including residential, commercial and common spaces, but excluding parking areas

Gross Parking Area: Includes all above or below grade parking, including parkade stairs, building services rooms, mech/elec rooms, bike storage, storage lockers. Area is measured to the outside face of exterior concrete walls.

INSPIRATIONAL IMAGES

Natural blue sky hues emulate mountains and ocean tones.



Mt. Baker

Modern building and aesthetics becoming more common in the vicinity



Condo Building

Major attraction of the area, and a historic dock.



White Rock Pier

Tones of White and Maroon



Historic Stewart Farm

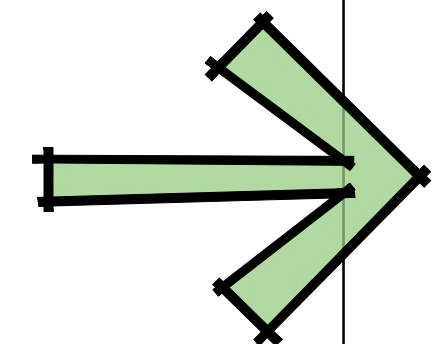
Natural white tones and beach wood



Crescent Beach

Meandering coastline with perimeter trail





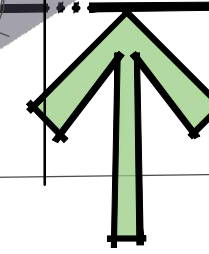
VINE AVE

2 Telus
Parking Stalls



NORTH BLUFF ROAD

OXFORD ST.

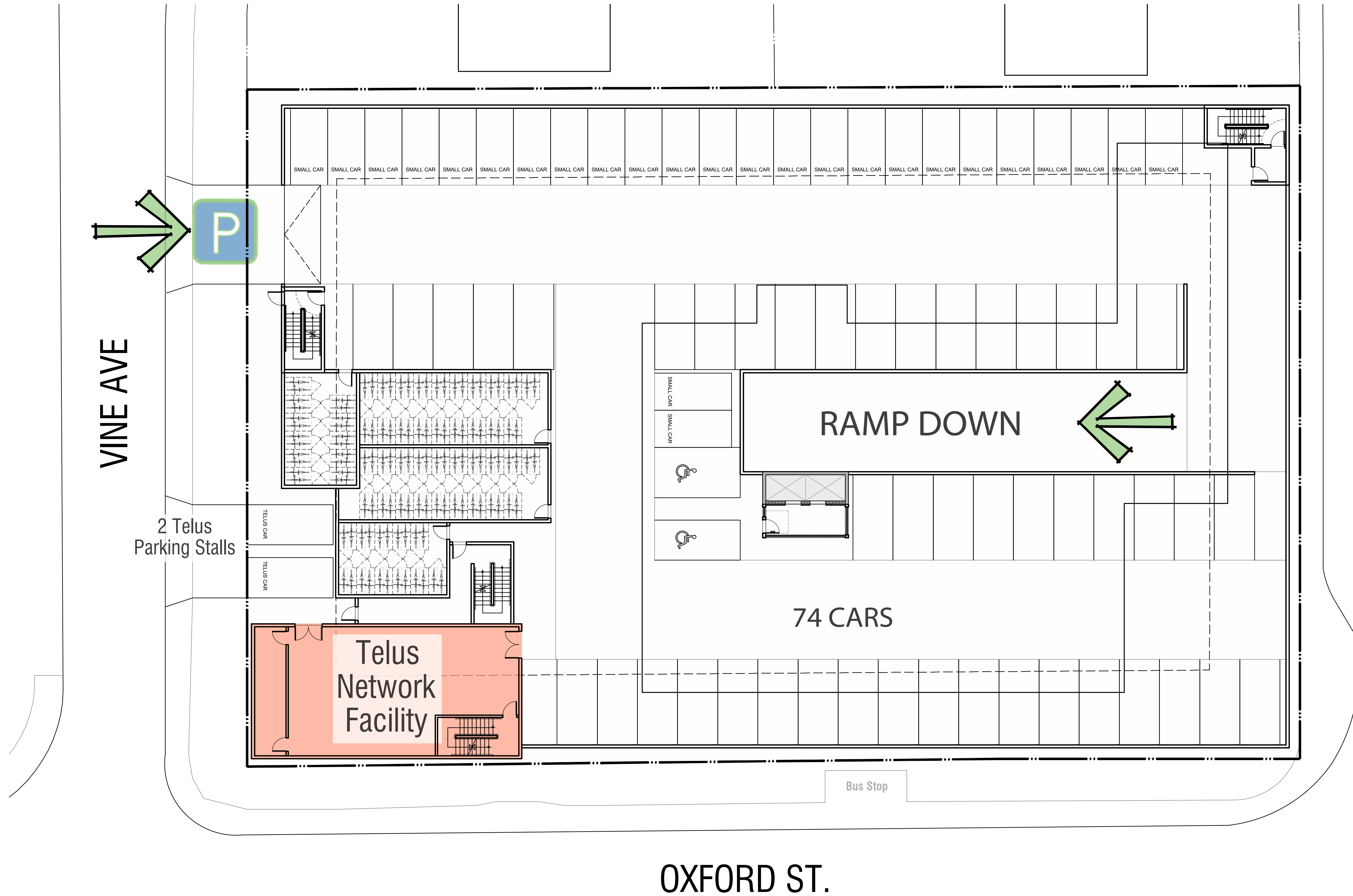


VINE AVE

NORTH BLUFF ROAD

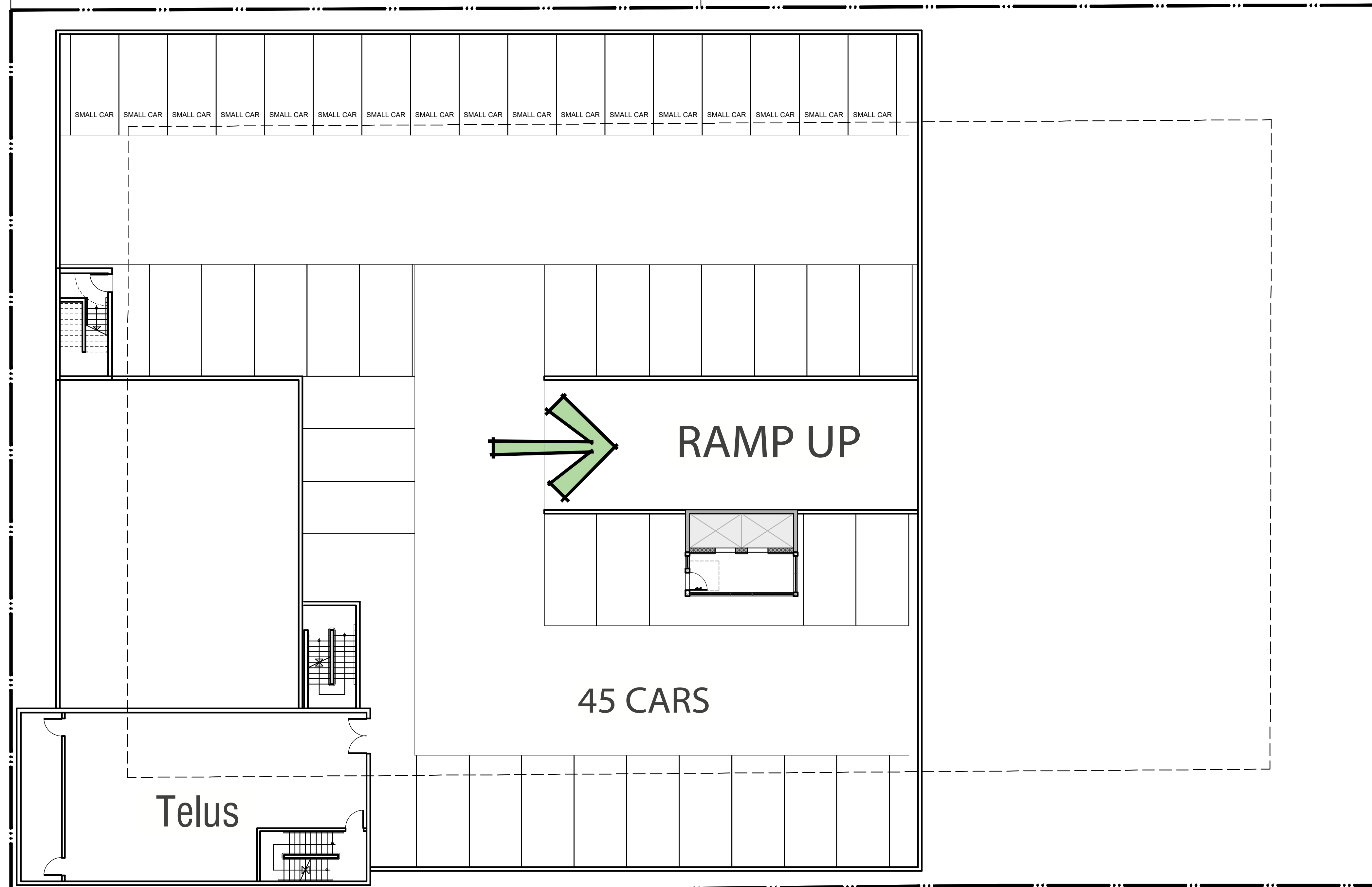


OXFORD ST.

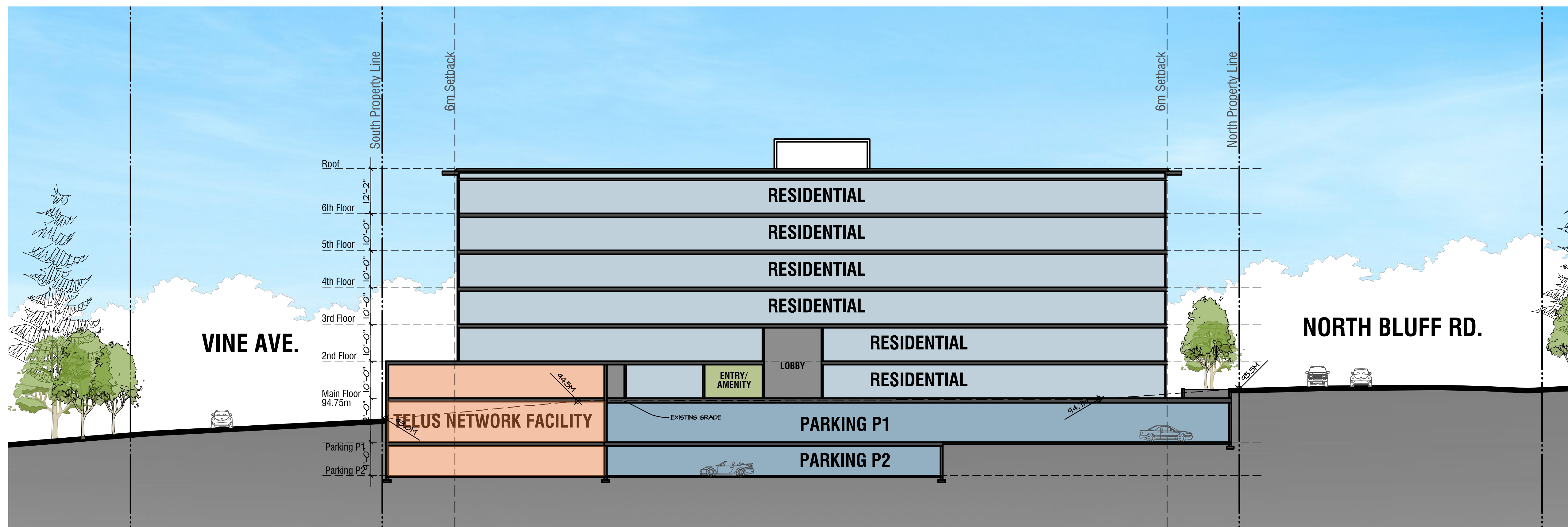
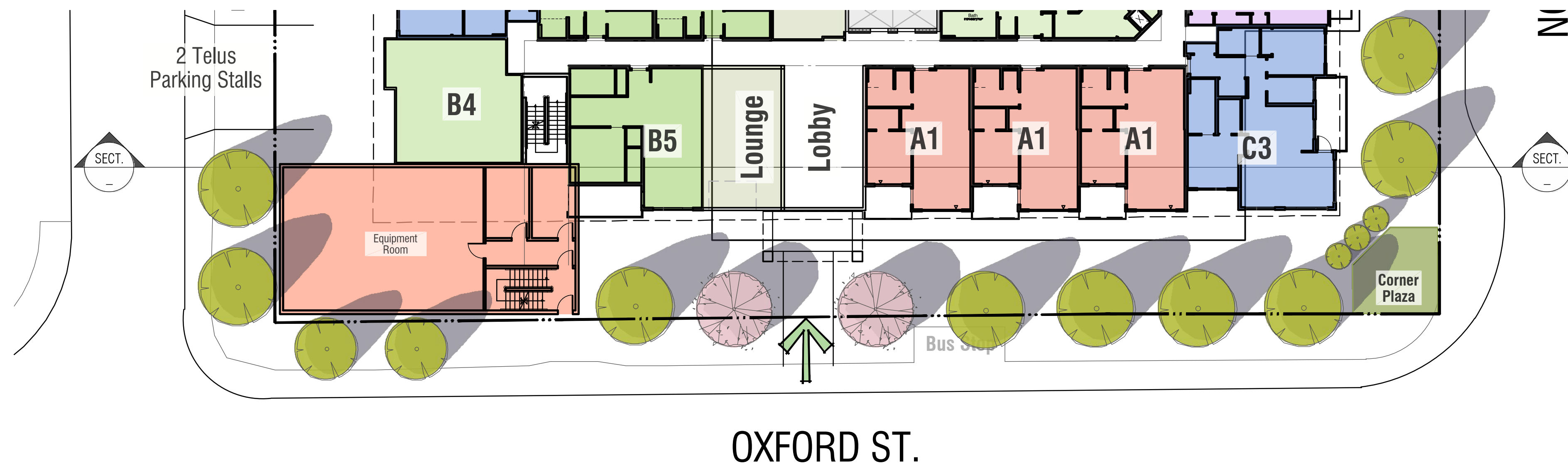


VINE AVE

NORTH BLUFF ROAD



OXFORD ST.





Birdseye View South West toward Semiahoo Bay



View North up Oxford Street



View South down Oxford Street